SAN BERNARDINO COUNTY C.U.P.

UPDATE 03/02/20

TOPOGRAPHIC SURVEY

CLIENT: ARROWHEAD PINE ROSE CABINS
ADDRESS: P.O. BOX 1090
TWIN PEAKS, CA. 92391
PHONE: (909) 273-4098

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SURVEYORS NOTES

LEGAL DESCRIPTION

ENVIRONMENTAL
HIGHTECH
ENGINEERING

CABIN LISTING

1. PINE ROSE
2. WINTER SKI CHALET
3. SMOKEY BEAR RANGER
4. INDIAN OUTPOST
5. LITTLE HOUSE
6. BLUE JAY
7. SUN FLOWER
8. WILD ROSE
9. EAGLE'S NEST
10. SUGAR PINE COTTAGE
11. RUSTIC ROMANCE
12. FISHERMAN HIDEAWAY
13. HIDDEN CREEK LODGE
14. DEER CREEK
15. WILD BILL'S
16. STORYBOOK COTTAGE
17. CEDAR CREEK
18. ENCHANTED COTTAGE
19. PONDEROSA LODGE

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECTION IN JANUARY OF 2014

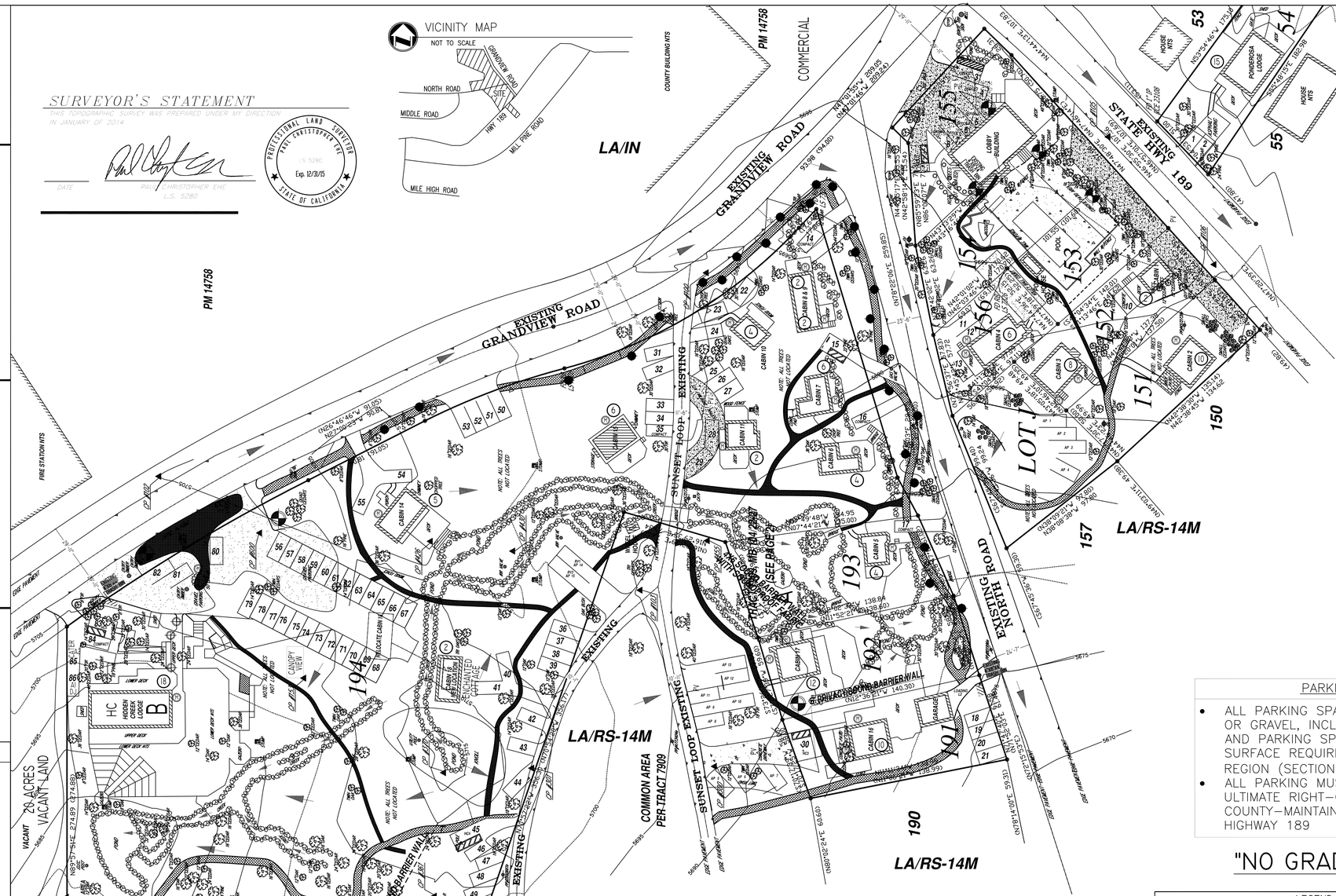
DATE

PAUL CHRISTOPHER EHE
L.S. 5280

PROFESSIONAL LAND SURVEYOR
PAUL CHRISTOPHER EHE
L.S. 5280
Exp. 12/31/15
STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

SCALE 1"=40'



LAND USE	SQ. FT.	CABIN SQ.FT.	A.P.N.
LA/RM	14,395	1,729	0334-392-210-000
LA/RS-14M	6,596	1,176	0334-392-180-000
LA/RM	6,848	990	0334-392-190-000
LA/RM	4,488	760	0334-392-200-000
LA/RM	8,840	N/A	0334-391-090-000
LA/RM	154,202.4	N/A	0334-391-010-000
LA/RS-14M	7,980	1,073	0334-391-030-000
LA/RS-14M	8,500	1,848	0334-393-060-000
CA/RS-14M	8,479	1,080	0334-391-040-000

LANDSCAPE SQ. FT.	
TOTAL PROPERTY SQ. FT.	220,328.4 SQ.FT
TOTAL BUILDING'S FOOTPRINT AREA	14,574.0 SQ.FT
TOTAL PARKING/DRIVEWAY AREA	31,828.0 SQ.FT
TOTAL LANDSCAPE AREA	173,926.4 SQ.FT

PARKING NOTE:

- ALL PARKING SPACES WILL NEED TO BE PAVED OR GRAVEL, INCLUDING PARKING DRIVE AISLES AND PARKING SPACES, ACCORDING TO THE SURFACE REQUIREMENTS IN THE MOUNTAIN REGION (SECTION 83.11.090 (d).)
- ALL PARKING MUST BE OUTSIDE OF THE ULTIMATE RIGHT-OF-WAY OF ALL COUNTY-MAINTAINED ROADS AND STATE HIGHWAY 189

"NO GRADING PROPOSED"

LEGEND

- # = DENOTES EXISTING 9X19 PARKING SPACE
- A - RECEPTION AREA 1
- B - RECEPTION AREA 2
- (#)- SLEEPING PEOPLE PER CABIN
- FLOW
- PAVED PARKING SPACES
- PV- PAVED DRIVEWAY
- DRIVING PATH OF TRAVEL
- WALKING PATH OF TRAVEL
- FLOOD LIGHT
- SOLAR PATIO LIGHT
- PATIO LIGHT
- MOTION SENSOR

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PARKING ANALISYS

REQUIRED PARKING		WEDDING DAY PARKING		NON-REQUIRED	
CABINS 19X2	38	CATER & DJ PARKING AT 2 LOCATIONS	4	AVAILABLE STREET PARKING	15
OFFICE/SECURITY	5	* PARTICIPANTS 192/4	48	ASSOCIATION PARKING	15
CARETAKERS	2	** FROM 9 CABINS	-18		
LOADING	2				
HANDICAP	5				
TOTAL REQUIRED PARKING	52	TOTAL WEDDING DAY REQUIRED	34	TOTAL NON-REQUIRED	30

TOTAL REQUIRED PARKING (52) + TOTAL WEDDING DAY REQUIRED (34) = 86

OCCUPANCY

CABINS OCCUPANCY

NON-EVENT CABINS # 1~4; 6~10; AND PONDEROSA LODGE	58 OCCUPANCY		
** EVENT CABINS # 5; 11~18; HIDDEN CREEK (9 CABINS TOTAL)	66 OCCUPANCY		
TOTAL CABINS OCCUPANCY	124		

MAX. OCCUPANCY W/ EVENTS

HIDDEN CREEK EVENT SITE 'B'	168+	* 192 OCCUPANCY	
CEDAR CREEK EVENT SITE 'A'	24 =		
TOTAL EVENT OCCUPANCY	192		
CATER & DJ PARKING AT 2 LOCATIONS		10 OCCUPANCY	
NON-EVENT CABINS		58 OCCUPANCY	
TOTAL MAX. RESORT OCCUPANCY		292	

UTILITIES

	Name & Telephone	Existing Y/N
Water	ALPINE WATER	PHONE: (909) 337-2845
Sewer	LACSD	PHONE: (909) 336-7100
Electricity	SOUTHERN CALIFORNIA EDISON	PHONE: 1-800-655-4555
Gas	SOUTHERN CALIFORNIA GAS	PHONE:1-800-427-2200

PROJECT INFORMATION

APPLICANT: PINE ROSE PHONE NO: (909) 337-2341
ADDRESS: 25994 CA-189 TWIN PEAKS, CA. 92391

OWNER: DAVID DUFOUR PHONE NO: (909) 337-2341
ADDRESS: P.O. BOX 1090 TWIN PEAKS, CA. 92391

LEGAL DESC. SEE A.P.N. LEGEND

A.P.N.:

SITE ADDRESS: 25994 CA-189 TWIN PEAKS, CA. 92391

PREPARED BY: KADTEC PHONE NO: (909) 336-6970
ADDRESS: SUITE 'B' 26748 HIGHWAY 189 BLUE JAY, CA. 92317